074.0	0002	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	802,100 / 802,100
					USE VALUE:	802,100 / 802,100
					ASSESSED:	802,100 / 802,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
143		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOHIEDDIN HASAN A &	
Owner 2:	ALKURABI FIDAA	
Owner 3:		
Street 1:	143 RIDGE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	SUM ANDREW M & -
Owner 2:	BEVILLE SYVLIA L -
Street 1:	143 RIDGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 12,240 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Vinyl Exterior and 1789 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12240.000	250,600	500	551,000	802,100
Total Card	0.281	250,600	500	551,000	802,100
Total Parcel	0.281	250,600	500	551,000	802,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.35 | /Parcel: 448.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 074.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	250,600	500	12,240.	551,000	802,100	802,100	Year End Roll	12/18/2019
2019	101	FV	233,500	500	12,240.	551,000	785,000	785,000	Year End Roll	1/3/2019
2018	101	FV	233,500	500	12,240.	472,300	706,300	706,300	Year End Roll	12/20/2017
2017	101	FV	233,500	500	12,240.	440,800	674,800	674,800	Year End Roll	1/3/2017
2016	101	FV	233,500	500	12,240.	377,900	611,900	611,900	Year End	1/4/2016
2015	101	FV	194,500	500	12,240.	338,500	533,500	533,500	Year End Roll	12/11/2014
2014	101	FV	194,500	500	12,240.	313,300	508,300	508,300	Year End Roll	12/16/2013
2013	101	FV	194,500	500	12,240.	298,700	493,700	493,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SUM ANDREW M &,	67237-69		5/11/2016		690,000	No	No		
SUM ANDREW M/ET	63611-259		5/14/2014	Convenience	100	No	No		
SCOLA SHIRLEY V	25540-503		8/2/1995		220,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/16/2017	562	Re-Roof	7,500	C				
9/6/2001	622	Redo Bat	10,600	C				REMODEL 1 BATH
3/31/1999	156	Redo Bat	4,000					REMODEL BATH
11/22/1995	672		10,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	Meas/Inspect	BS	Barbara S
3/28/2009	Meas/Inspect	345	PATRIOT
3/11/2009	Missed Appt.	163	PATRIOT
5/1/2000	Missed Appt.	276	PATRIOT
11/24/1999	Missed Appt.	267	PATRIOT
11/5/1999	Mailer Sent		
10/14/1999	Measured	263	PATRIOT
7/28/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12240		Sq. Ft.	Site		0	70.	0.64	4									551,042						551,000	

Total AC/HA: 0.28099 | Total SF/SM: 12240 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 551,042 | Spl Credit | Total: 551,000

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 46667
GIS Ref:
GIS Ref:
Insp Date: 10/05/18

!6190!

PRINT

Date	Time
12/10/20	20:59:37

LAST REV

Date	Time
01/23/19	15:41:44

apro

PAT ACCT.: 6190

USER DEFINED

Prior Id # 1:	46667
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.23692000
Const Adj.:	0.99989998
Adj $ / SQ:	117.496
Other Features:	83019
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	340530
Depreciation:	89900
Depreciated Total:	250630

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

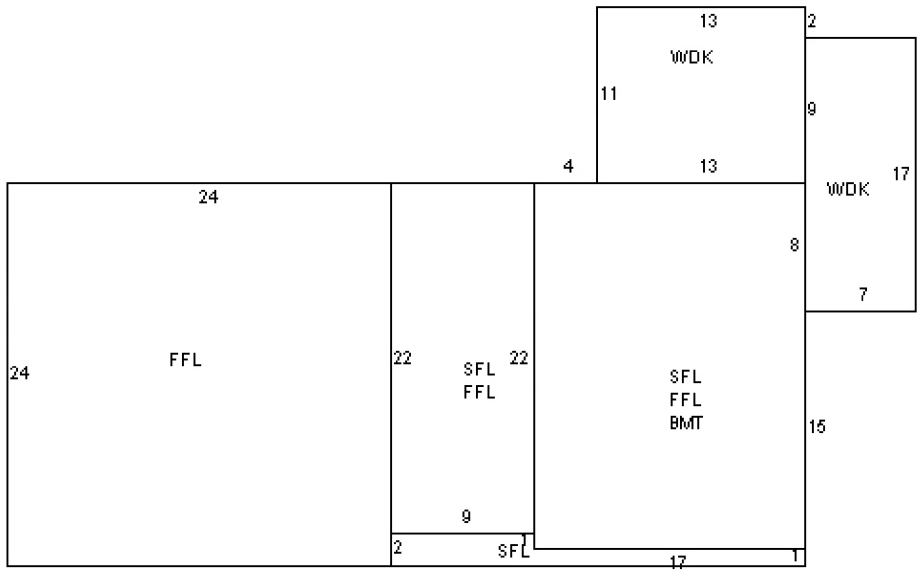
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	129.25
Special Features:	0	Val/Su Net:	102.62
Final Total:	250600	Val/Su SzAd	140.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,165	117.500	136,882
SFL	Second Floor	624	117.500	73,317
BMT	Basement	391	35.250	13,782
WDK	Deck	262	9.820	2,572
	Net Sketched Area:	2,442	Total:	226,553
Size Ad	1789	Gross Are	2442	FinArea 1789

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

074.0-0002-0011.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	125	A	AV	1980	5.25	T	31.2	101			500			500
2	Frame Shed	D	Y	1	8X16	A	AV	1967	0.00	T	40	101						

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500